

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R27887

Property Information

property address: 4011 S TEXAS AVE

legal description: GARDEN ACRES, LOT 44, "EDGEMORE CORP LEASE BLDG"

owner name/address: EDGEMORE CORP

% URSO, OLGA E

2514 ARBOR DR

BRYAN, TX 77802-2127

full business name: State Farm Insurance, All About Smiles Dental, Mineralcenter.com, University Dental Associates

land use category: Commercial office

type of business: strip development

current zoning: C2

occupancy status: occupied

lot area (square feet): 16,000

frontage along Texas Avenue (feet): 159.01

lot depth (feet): 100.64

sq. footage of building: 5,517

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 11 # of stories: 1

type of buildings (specify): brick

building/site condition: 3 - no landscaping

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1964

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☐ no (specify) post office mailbox

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: E/N

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

# of available off-street spaces: 27

lot type: ☒ asphalt ☒ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: landscape area taken by paved parking  
\_\_\_\_\_

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?  
\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☐ no

### Other Comments:

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